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STATISTICS & ZONING

SITE AREA	±1.87 ACRES
BUILDING A AREA	±5,014 S.F. 466 S.M.
BUILDING B AREA	±10,100 S.F. 498 S.M.
FIRST FLOOR RETAIL AREA	±4,226 S.F. 393 S.M.
SECOND FLOOR OFFICE AREA	±14,187 S.F. 133 S.M.
LOBBY/STAIR AREA	±1,480 S.F. 137 S.M.
ME ROOM	±207 S.F. 19 S.M.
BUILDING C AREA	±7,440 S.F. 691 S.M.
LEASABLE AREA	±6,888 S.F. 640 S.M.
GARAGE	±32 S.F. 3 S.M.
ME ROOM	±200 S.F. 19 S.M.
TOTAL LEASABLE AREA	±20,315 S.F. 1,887 S.M.
TOTAL BUILDING AREA	±22,594 S.F. 2,095 S.M.
TOTAL PARKING REQUIRED	88 CARS
BUILDING A	23 CARS
TRUCK CUT RESTAURANT 1/20 S.M.)	17 CARS
BUILDING B	20 CARS
BUILDING C	28 CARS
(RETAIL 1/23 S.M.)	28 CARS
PARKING PROVIDED	82 CARS
	4,041,000 S.F.
	1 SPACE
	4.34/100 S.M.
LOADING REQUIRED (GFA=2,305 S.M.)	1 SPACE
LOADING PROVIDED	10 SPACES
STACKING SPACES REQUIRED	12 SPACES
STACKING SPACES PROVIDED	N/A
BICYCLE PARKING SPACES REQUIRED	10 SPACES
BICYCLE PARKING SPACES PROVIDED	21.49%
COVERAGE	
ZONING SECTION	C1-1190
SPECIAL FRONT YARD INTERIOR SIDE YARD EXTERIOR SIDE YARD REAR YARD	REQUIRED 4.5 M 6.0 M 4.5 M 3.0 M 6.0 M
LANDSCAPE	PROVIDED 1.6 M N/A 1.5 M 3.0 M 27 M
FRONT YARD (50% OF MIN. REQUIRED YARD)	±26 %
EXTERIOR YARD (50% OF MIN. REQUIRED YARD)	±60 %

LEGEND

- PROPOSED ENTRANCE ARROW
- PROPOSED EXIT ARROW
- PROPOSED FIRE HYDRANT
- PROPOSED SIAMESE CONNECTION
- PROPOSED SIGN
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED LANDSCAPE
- PROPOSED SIDEWALK
- LOADING SPACE L:9m; W:3.5m

#	DATE	DESCRIPTION	BY
8	2023-07-07	ISSUED FOR SPA ISSUED	RLA
2023-06-28	6	FOR COORDINATION ISSUED	RLA
2023-06-21	5	FOR COORDINATION ISSUED	RLA
2023-06-19	4	FOR COORDINATION ISSUED	RLA
2023-06-16	3	FOR COORDINATION ISSUED	RLA
2023-06-06	2	FOR COORDINATION ISSUED	RLA
2023-05-03	1	FOR COORDINATION ISSUED	RLA
2023-05-02		FOR COORDINATION	RLA



PROJECT: COMMERCIAL PLAZZA
BOVAIRD DR E & SOUTHLAKE BOULEVARD
BRAMPTON, ON
PRE-2023-0044

SPA SITE PLAN

PROJECT NO.	17.018
PROJECT DATE	20 23 -07 -07
DRAWN BY	RLA
CHECKED BY	JJJ
SCALE	As indicated



DRAWING NO. A001

